

**TOWNSHIP OF MAHWAH  
ENVIRONMENTAL COMMISSION MEETING MINUTES  
WEDNESDAY, OCTOBER 28, 2015**

The meeting of the Environmental Commission, held at the Municipal Building, 475 Corporate Drive, Mahwah, New Jersey, was called to order at 7:33 p.m. by Richard Wolf, Chairman. The Opening Statement was made. Roll call was taken.

Present: Jonathan Marcus  
Carol Phiefer  
Richard Reilly  
Richard Seibert  
Richard Wolf  
Jennifer Storms (secretary)

Absent: Linda Meisel  
Daniel Weixeldorfer

The minutes of the meeting held on October 14, 2015 were approved as submitted following a motion by Mr. Reilly; seconded by Mrs. Phiefer. All were in favor.

**OLD BUSINESS**

Apple Ridge

Mr. Marcus provided an update on the status of the remediation and core sampling efforts at Apple Ridge. The Planning Board this week heard testimony about the results of further core sampling to determine if we can save any trees on the site.

Pond Cleanup Company

Mr. Reilly said there is a pond in his community that had never been cleaned out or maintained. Last year, the Board realized contracted with a firm from the Midwest to conduct a cleanup. The company pumps out the silt and lays it out on hay. When it is dry, the hay can be used as high quality compost. Mr. Reilly said it was an interesting process and that he hopes it becomes more popular in this area.

2016 Environmental Commission Meeting Dates

Mrs. Storms distributed a list of the 2016 Meeting Dates for the members to review. The dates were approved as submitted.

**SITE PLAN REVIEWS**

Mahwah Properties I, LLC, 1400 MacArthur Boulevard, Block 139, Lot 3

Docket #571PF

The Environmental Commission reviewed an application from Mahwah Properties I, LLC Technologies for the proposed development of a Health & Wellness Center with associated parking. The related Tree Preservation Application indicates there are a total of 61 trees on the property. Of the existing trees, 41 will be removed and replaced with

75 trees including Maple, Sweet Gum/Pin Oak/Linden, Autumn Brilliance Serviceberry/Sorrel Tree and Dan Fenton Holly/Pitch Pine/Canadian Hemlock.

Mr. Seibert reviewed the application's Stormwater Management Report and Mr. Wolf reviewed the Flood Hazard Area Verification. There were no concerns on either. Mr. Reilly reviewed the Traffic Flow report; he noted the proposed entrance and exit to and from the property, as well as the increase in traffic the facility is expected to generate. Mr. Marcus reviewed the Environmental Impact Statement and noted there are some forested areas that will be cleared but the impact appears to be minimal. Mr. Wolf made a recommendation that the applicant consider using a greywater reuse management system, as well as install rain sensors in the sprinkler system.

Noting the above two recommendations, the application was approved following a motion by Mr. Marcus; seconded by Mr. Reilly. All were in favor.

### **SOIL MOVEMENT PERMIT APPLICATIONS**

The following soil movement permit applications were reviewed:

Zoccoli Associates, 20 Fairmount Avenue, Block 173, Lot 120.04  
Docket # BOA 1276-08(S2)

The Environmental Commission reviewed a Soil Movement Permit Application and Tree Preservation Application submitted by Zoccoli Associates for the construction of a new home. The applicant would like to remove seven trees on the property and replace them with three Red Maples and four Pin Oaks.

The applications were approved following a motion made by Mr. Seibert; seconded by Mrs. Phiefer. All were in favor.

Albert Papanayan, 133 Third Street, Block 54, Lot 20.01  
E-BD-216-2863

The Environmental Commission reviewed a Soil Movement Permit Application and Tree Preservation Application submitted by Albert Papanayan for the construction of a new home. The applicant would like to remove two trees on the property and replace them with one Red Maple.

The applications were approved following a motion made by Mr. Reilly; seconded by Mr. Seibert. All were in favor.

*Comments to Administrative Officer and Township Engineer:*

Please note that under the soil movement permit "description of soil to be moved," the figures need correction (page 1). The volume of cut plus import must equal fill plus export.

Robert Policht, 635 Campgaw Road, Block 156, Lot 54  
E-BD-216-2869

The Environmental Commission reviewed a Soil Movement Permit Application submitted by Robert Policht for an addition and driveway expansion. There is no attached Tree Preservation Application but the application notes the removal of four trees.

The application was approved following a motion made by Mr. Seibert; seconded by Mrs. Phiefer. All were in favor.

*Comments to Administrative Officer and Township Engineer:*

Please note that tree removal is limited to four trees. Please also note the required testing of 200 cubic yards of imported soil.

Suzanne & Brad Hesser, 38 Herlihy Drive, Block 164, Lot 11  
E-BD-216-304-614

The Environmental Commission reviewed a Soil Movement Permit Application and Tree Preservation Application submitted by Suzanne & Brad Hesser for the installation of an in-ground pool on the property. There are no trees to be removed.

The applications were approved following a motion made by Mr. Marcus; seconded by Mrs. Phiefer. All were in favor.

### **TENANT APPLICATIONS**

The following tenant applications were reviewed and approved:

*None*

### **CORRESPONDENCE**

The following correspondence was received and reviewed:

- Copy of a letter from Sustainable Jersey regarding the group's seventh annual luncheon at the New Jersey League of Municipalities' annual conference.
- Hackensack Tidelines Fall 2015 Newsletter
- Copy of a letter regarding Tennessee Gas Pipeline Company's application to the DEP for a Statewide General Permit to allow regular maintenance activities along the company's pipeline network with Bergen, Passaic and Sussex Counties.
- Copy of a Freshwater Wetlands Application Notification letter regarding Tennessee Gas Pipeline Company's application for a permit or approval to the DEP to authorize the company to conduct regulated activities on the property.
  - Mr. Wolf asked Mrs. Storms to draft a letter requesting further detail as to what cutting and clearing of trees and other vegetation encompasses.
- Various agendas, minutes and public notices.

### **NEW BUSINESS**

2016 Budget Proposal

Mr. Wolf presented his proposed 2016 Budget to the members. The proposed 2016 Budget is as follows:

<b>Description</b>	<b>Requested Amount</b>
Materials & Supplies - Bike Walk/Path Presentations to Bergen County Parks / Ramapo College /NJ State / TAP Grant Funding	\$1,500.00
Equipment - PC Connectivity to Conference Room Monitor	\$150.00
Professional Services - Bike/Walk Path \$7,000 - Feasibility Study \$4,000 - Grant Writing \$4,000 - Maintenance Authority Formation	\$15,000.00
Dues & Subscriptions - ANJEC & Shade Tree	\$850.00
Recording Software Subscription	\$250.00
Legal Advertising	\$50.00
Salaries & Wages	\$4,000.00
Printing - Water Conservation Awareness materials	\$1,500.00
Miscellaneous Office Supplies	\$50.00
<b>TOTAL PROPOSED Operating Budget &amp; Salaries</b>	<b>\$23,350.00</b>

The proposed 2016 Budget submission was approved following a motion made by Mr. Wolf; seconded by Mr. Seibert. All were in favor.

Indian Fields Constituent Call

The Environmental Commission received a call from a resident in Indian Fields inquiring about several Weeping Willow trees in the development that were slated to be removed. He wanted to know whether the Homeowner's Association had received approval to remove the trees. Mr. Wolf will follow up to get more details.

There being no further questions or discussion, the meeting of the Environmental Commission was adjourned at 9:13 p.m. following a motion by Mr. Seibert; seconded by Mr. Marcus. The next meeting is scheduled for Wednesday, November 11, 2015 at 7:30 p.m. in the Municipal Building, 475 Corporate Drive, Mahwah, New Jersey.

J. Storms  
Secretary